

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**July 11, 2022**

**CASE #Z22-32**  
**“B-5” to “B-C-1”**

HOLD a public hearing and consider a request submitted by George and Cora Rodenbusch (**Case #Z22-32**) to rezone approximately 0.91 acres out of the Original Town of Killeen, Lots 3 and 4, Block 4 from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District). The property is locally addressed as 502 and 510 N. 8th Street, Killeen, Texas.

Ms. Larsen briefed the Commission regarding the applicant’s request. She stated that this request aligns with the City’s ongoing efforts to revitalize Downtown. Ms. Larsen also noted that the request is consistent with the City’s recent amendment to Chapter 31, which aims to attract people and businesses and cultivate a sense of vibrancy in downtown.

Vice Chairman Minor opened the public hearing.

The applicant’s agent, Mr. Justin Erwin, was present to represent the case.

With no one wishing to speak, the public hearing was closed.

Commissioner Jones moved to approve the request as presented. Commissioner Ploeckelmann seconded, and the motion passed by a vote of 5 to 2 with Commissioner Gukeisen and Sabree in opposition. Commissioners Sabree and Gukeisen expressed concern regarding the potential location of a bar across the street from an existing church.